



Fresh Wind Fresh Fire Church  
411 N. 25<sup>th</sup> Street  
Fort Pierce, FL. 34949

**Re: Site Plan –Fresh Wind Fresh Fire**

Dear Mr. Chabab,

The following are comments from the Planning Department's review of the applications for the Site Plan of Church Facility (**Please Provide a Written Response to all responsible Departments**):

**1) Per City Code Section 22-62 Sidewalks -**

**Applicability:** In order to provide continual access for pedestrians, sidewalks and sidewalk linkages shall be required to be provided by the property owner or permit applicant when one of the following events occur:

- Whenever a permit is issued for the construction of a new duplex, multi-family, commercial, or office structure or use;
- When the valuation of a building permit for construction, additions, and renovations to structures or uses are more than thirty-five thousand dollars (\$35,000.00);
- Plans submitted for site plan, conditional use, PUD/PUR, and subdivision review. Plans shall reflect all proposed sidewalk improvements.

**Please add a sidewalk to the western portion of the subject property that aligns N. 26<sup>th</sup> Street. As an applicant, you also have an option for payment in-lieu to the City's Sidewalk Fund.**

**2) Staff recommends that the applicant re-submit an updated capacity analysis to reflect the intensity of future commercial uses.**

If deemed necessary, please provide a written response to each comment in order to expedite the review of any subsequent submittals. Please contact me should you have any questions regarding the project at (772) 467-3741 or by e-mail: [vgilmore@city-ftpierce.com](mailto:vgilmore@city-ftpierce.com).

Sincerely,

Vennis Gilmore  
Planning Analyst



THE SUNRISE CITY

**FORT PIERCE**  
BUILDING DEPARTMENT *Florida*



**TECHNICAL REVIEW COMMITTEE (TRC) COMMENTS FORM**

**FROM :** Paul Thomas, CBO, CFM, Building Official 

**RE :** 411 N. 15<sup>th</sup> St. – Fresh Wind, Fresh Fire Church – Site Plan, RZ, Future Land Use Amd.

**DATE :** April 19, 2018

The Building Official has no comment.

PT/km



THE SUNRISE CITY

**FORT PIERCE**  
BUILDING DEPARTMENT  
*Florida*



**TECHNICAL REVIEW COMMITTEE (TRC) COMMENTS FORM**

**FROM : Paul Thomas, CBO, CFM, Building Official**

**RE : 25<sup>th</sup> & 26<sup>th</sup> Streets – Fresh Wind, Fresh Fire Church - Abandonment**

**DATE : April 19, 2018**

The Building Official has no comment.

PT/km

Good afternoon,

Below are FPUA comments regarding the submissions for the TRC meeting on April 19, 2018.

Future Land Use Map Amendment, Rezoning, Site Plan - Fresh Wind, Fresh Fire Church -411 N. 25th Street - (Vennis Gilmore)

- a. W/WW Engineering: Water and wastewater are available for this site. Please contact James Carnes, P.E. with any questions at (772) 466-1600 x 3472
- b. Electric & Gas Engineering: Electric is approved.

Gas is approved with the understanding that a 10' utility easement will be granted to FPUA centered on the gas main per exhibit B in the TRC packet.

Abandonment - Fresh Wind, Fresh Fire Church - Section of Avenue C between 25th and 26thStreets - (Vennis Gilmore)

- c. W/WW Engineering: Water and wastewater are available for this site. Please contact James Carnes, P.E. with any questions at (772) 466-1600 x 3472
- d. Electric & Gas Engineering: Electric is approved.

Gas is approved with the understanding that a 10' utility easement will be granted to FPUA centered on the gas main per exhibit B in the TRC packet:

Thank you

Regards,

Martha Kerr

*Staff Assistant*

*W/WW Engineering Department*

*Fort Pierce Utilities Authority*

*1701 S. 37<sup>th</sup> Street*

*Fort Pierce, FL 34947*

*Telephone: (772) 466-1600, Ext. 3473*

*Fax: (772) 468-2414 [mkerr@fpu.com](mailto:mkerr@fpu.com)*

ST. LUCIE COUNTY FIRE DISTRICT  
FIRE PREVENTION BUREAU  
Office of the Fire Marshal



Telephone: (772) 621-3322  
Fax: (772) 621-3604

*Check with  
Kelly for  
Payment!*

**BUREAU OF FIRE PREVENTION**  
**SITE PLAN REVIEW**

**TO: Site Plan Applicant**

**SITE PLAN: Fresh Wind Fresh Fire Church**

**REVIEW DATE: 2/12/2018**

**PLANNER: KORI BENTON**

**REVIEWED BY: Captain Paul Langel**

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Site Plan Approved: \_\_\_\_\_

Site Plan Approved with conditions:  X

Site Plan Approval withheld pending written acknowledgement of conditions: \_\_\_\_\_

Site Plan Rejected: \_\_\_\_\_

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**The Following Revisions Are Necessary:**

- 1. Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at <http://www.slcfcd.com/permits.htm>**
- 2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.**
- 3. Please provide an electronic copy of the Site Plan (pdf format) **Received 2/12/2018****
- 4. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.**

*"Our Family Serving Yours"*  
5160 N.W. Milner Drive, Port St. Lucie, Florida 34983-3392  
Telephone: (772) 621-3400 Fax: (772) 621-3500  
[www.slcfcd.com](http://www.slcfcd.com)

**ST. LUCIE COUNTY FIRE DISTRICT**  
FIRE PREVENTION BUREAU  
Office of the Fire Marshal



Telephone: (772) 621-3322  
Fax: (772) 621-3604

5. Provide fire flow calculations for the building and all hydrants within 1000' of the site used for fire flow calculations.

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5160 N.W. Milner Drive, Port St. Lucie, Florida 34983-3392  
Telephone: (772) 621-3400 Fax: (772) 621-3500  
[www.slcfcd.com](http://www.slcfcd.com)

The School District does not have any comments or concerns regarding the request.

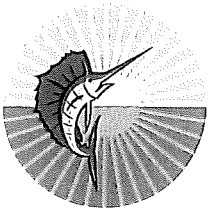
Please feel free to call me if you have any questions.

Marty E. Sanders, P.E.

Growth Management, Land Acquisition & Inter-Governmental Relations

School Board of St. Lucie County

cell 772.216.5755



THE SUNRISE CITY  
**FORT PIERCE**  
ENGINEERING  
DEPARTMENT

**FORT PIERCE**  
*Florida*

**To : Vennis Gilmore, Planning Analyst**

**FROM : John R. Andrews, P.E., City Engineer**

**RE : Fresh Wind, Fresh Fire R/W Abandonment - 411 N 25<sup>th</sup> Street  
TRC No. 18-01000001**

**DATE : April 18, 2018**

This is to advise you that we have completed the review of the following documents as received by this office on April 10, 2018:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> R/W Abandonment                                       | <input type="checkbox"/> P/D Drawings  |
| <input type="checkbox"/> Test Reports & Related Documents                                 | <input type="checkbox"/> Certificate of Completion                               |
| <input type="checkbox"/> Record Drawings  | <input type="checkbox"/> Permits from applicable Local, State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local, State and Federal Agencies |  |

Based on our reviews and appropriate site final inspection, we

- |   |   |                              |
|---|---|------------------------------|
| <input checked="" type="checkbox"/> Recommend               | <input type="checkbox"/> Do Not Recommend |                              |
| <input checked="" type="checkbox"/> Approval of Abandonment | <input type="checkbox"/> Building Permit  | <input type="checkbox"/> C/O |

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

See attached for engineering comments

JRA/tst/dhr

**Project: FRESH WIND, FRESH FIRE CHURCH R/W  
ABANDONMENT**

Subject: Review Comments

To: Vennis Gilmore

From: Rod Reed, County Surveyor

PW-Engineering Division

Date February 14, 2018 Resubmitted April 6,  
2018

All comments are based on the Standards of Practice per 5J-17.050 thru 5J-17.052

**SKETCH AND LEGAL DESCRIPTION:**

- 1) Please provide Sketch and Legal Description of the proposed abandonment area prepared by a surveyor licensed in the State of Florida.
- 2) If there is existing utilities located in the portion of the R/W to be abandoned, a Sketch and Description will need to be prepared.

Please provide a written response to all comments

**Rod Reed, County Surveyor**  
St. Lucie County, Fl.  
2300 Virginia Avenue  
Ft. Pierce, Fl. 34982-5652  
[www.stlucieco.org](http://www.stlucieco.org)  
Ph. (772) 462-1721  
[E-mail reedr@stlucieco.org](mailto:reedr@stlucieco.org)



ST. LUCIE COUNTY  
PLANNING & DEVELOPMENT SERVICES  
TECHNICAL REVIEW LETTER

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**TO:** Brandon Creagan, LEED Green Associate, Planner  
Vennis Gilmore, Planning Analyst

**THROUGH:** Mayte Santamaria, Assistant Director

**FROM:** Kori Benton, Senior Planner

**DATE:** April 18, 2018

**SUBJECT:** **Abandonment – Fresh Wind, Fresh Fire Church – Section of Avenue C  
between 25<sup>th</sup> & 26<sup>th</sup> Streets**

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**Background**

The St. Lucie County Planning & Development Services Department has completed a review of the April 6, 2018 distribution of TECHNICAL REVIEW PROJECT# 18-01000001.

The applicant is requesting the City's abandonment of a Section of unopened and unimproved right-of-way known as Avenue C between 25<sup>th</sup> and 26<sup>th</sup> Streets.

The St. Lucie County Planning & Development Services Department has no comments.

**Project: FRESH WIND, FRESH FIRE CHURCH  
REZONING**

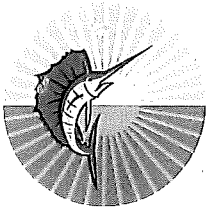
Subject: Review Comments  
To: Vennis Gilmore  
From: Rod Reed, County Surveyor  
PW-Engineering Division  
Date February 14, 2018 Resubmitted April 6,  
2018

All comments are based on the Standards of Practice per 5J-17.050 thru 5J-17.052

- 1) I have no comments.

Please provide a written response to all comments

**Rod Reed, County Surveyor**  
St. Lucie County, Fl.  
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THE SUNRISE CITY  
**FORT PIERCE**  
ENGINEERING  
DEPARTMENT

**FORT PIERCE**  
*Florida*

**To : Vennis Gilmore, Planning Analyst**

**FROM : John R. Andrews, P.E., City Engineer**

**RE : Fresh Wind, Fresh Fire Church – 411 N 25<sup>th</sup> Street – Site Plan  
TRC No. 18-06000003**

**DATE : April 18, 2018**

This is to advise you that we have completed the review of the following documents as received by this office on April 10, 2018:

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Site Plan  | <input type="checkbox"/> P/D Drawings   |
| <input type="checkbox"/> Test Reports & Related Documents                                    | <input type="checkbox"/> Certificate of Completion                                  |
| <input type="checkbox"/> Record Drawings   | <input type="checkbox"/> Permits from applicable Local,<br>State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local,<br>State and Federal Agencies |   |

Based on our reviews and appropriate site final inspection, we

- |   |   |                              |
|---|---|------------------------------|
| <input checked="" type="checkbox"/> Recommend             | <input type="checkbox"/> Do Not Recommend |                              |
| <input checked="" type="checkbox"/> Approval of Site Plan | <input type="checkbox"/> Building Permit  | <input type="checkbox"/> C/O |

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- See attached for engineering comments

ENGINEERING COMMENTS:

1. Advisory Comment: Prior to issuance of the Certificate of Occupancy, a Unity of Title combining the developed parcels shall be recorded and submitted.
2. Advisory Comment: Prior to issuance of the Certificate of Occupancy, a recorded sketch and description along with a recent Owners and Encumbrances search shall be submitted encompassing the proposed 5' sidewalk easement along 26th Street.
3. Advisory Comment: The submitted Grading, Drainage and Utility Plan was reviewed for conceptual compliance only and will be thoroughly reviewed at time of Building Permit submittal.
4. Advisory Comment: This site plan review is contingent on the R/W abandonment of Avenue C between 25<sup>th</sup> Street and 26<sup>th</sup> Street.

JRA/tst/dhr



ST. LUCIE COUNTY  
PLANNING & DEVELOPMENT SERVICES  
TECHNICAL REVIEW LETTER

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**TO:** Brandon Creagan, LEED Green Associate, Planner  
Vennis Gilmore, Planning Analyst

**THROUGH:** Mayte Santamaria, Assistant Director

**FROM:** Kori Benton, Senior Planner

**DATE:** April 18, 2018

**SUBJECT:** **Site Plan, Rezoning, Future Land Use Map Amendment – Fresh Wind, Fresh Fire Church – 411 N. 25th Street**

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**Background**

The St. Lucie County Planning & Development Services Department has completed a review of the April 6, 2018 distribution of TECHNICAL REVIEW PROJECTS #18-06000003 (Site Plan), #18-06000003 (Rezoning & FLUMA)

The request seeks to construct a new church facility at the subject site. Due to split zoning and land use designations of the encompassed lots, the applicant is requesting Rezoning of 1.16 acres of the subject property from R-3, Single-Family Moderate Density Zone to C-3 (General Commercial Zone) and a Future Land Use Amendment from RL, Low Density Residential to GC, General Commercial.

**Review Comments**

1. The TRC Distribution memo notes the subject site has a total of .138 acres, which is seemingly in error.
2. The proposed “Site Plan” was not included in the enclosed distribution packet, therefore the review comments are limited to review of the paving & drainage/landscape plan.
3. The applications for Zoning Atlas Amendment & Future Land Use Map Amendment present analysis of capacity simply upon the proposed site plan, and specific use, whereas the analysis should compare reasonable build-out scenarios for each designation or district to compare potential impacts to public facilities. The City’s CG, Commercial General Land Use provides capacity for a FAR of 1.0.
4. The provided site plan package contained the sketch and legal description for the right-of-way proposed for abandonment, whereas it is more appropriately included in the application for abandonment.
5. The subject site has been developed previously, therefore is a disturbed site. Is the City seeking mitigation for the proposed removal of a 30” oak?

Please contact Kori Benton at 772-462-2518 if you have any questions or would like to discuss the presented comments.